

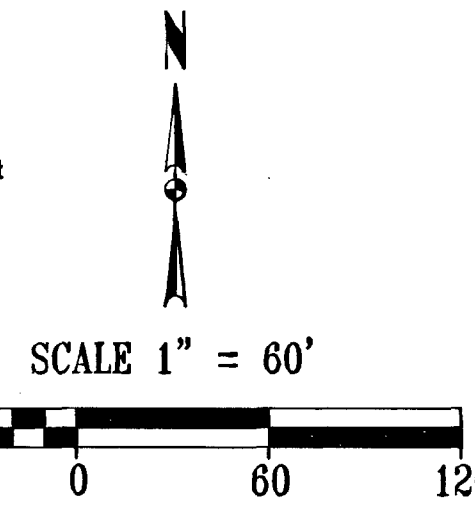
Lakeside Commons

JAN 27 2004

Sub-Plat
NOTED
#567

LEGEND

- Dead End
- Section Line
- Lot Line
- Center Line
- Property Boundary Line
- Easement Line
- Building Setback Line
- Right-of-Way Line
- Point of Commencement
- Point of Beginning
- Public Utility Easement
- Drainage Easement
- S.S.E. (Sanitary Sewer Easement)
- S.B.C.E. (Sanitary Sewer Easement)
- W.E. (Water Easement)
- Easement
- North
- South
- East
- West
- Radius
- Length



GENERAL NOTES

Record Plat Data: Per FIRM for Vanderburgh County, Indiana Community Parcel Number 180256 0025 C, dated August 5, 1991, no part of the proposed subdivision lies within the 100 year flood zone (Flood Zone A).
Utilities: Municipal water, gas, and sanitary sewers are available to be extended to the property.
Temporary Erosion Control: (during construction)
 Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding.
 Slopes of more than 6% shall be mulched and seeded and shall have straw blankets and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

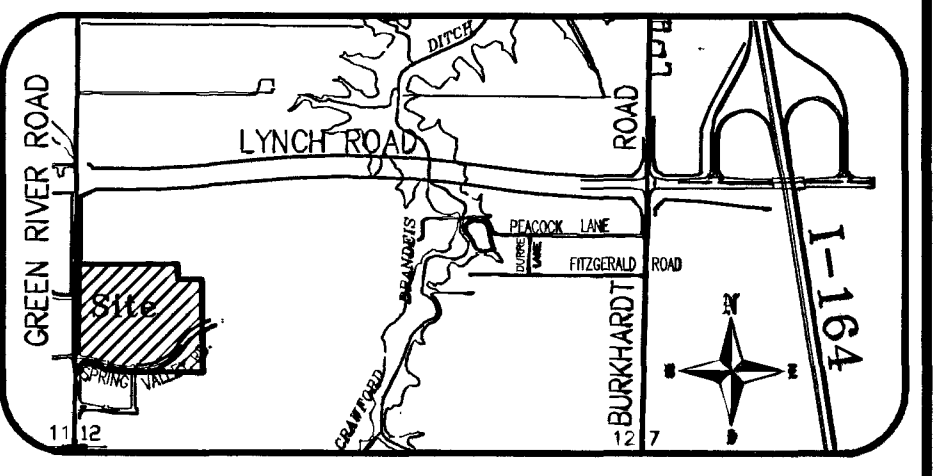
Erosion Control for Ditches:
 Ditch Construction will be in accordance with the Vanderburgh County Drainage Ordinance.
Road Grades: Maximum Road Grades will not exceed 10%.
Minimum First Floor Elevation: First Floor elevations shall be approved by the Vanderburgh County Building Commissioner. The Minimum First Floor Elevation = 388.0.
Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
Access: Lots 1, 3, 4, and 5 shall have access to the plotted ingress/egress easement only and no direct access to Green River Road or Spring Valley Drive. Lots 6 and 7 shall access Spring Valley Drive.
Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "MORLEY & ASSOC. ID #0023"

Curve Data Table

| Number | Delta Angle | Chord Direction | Tangent | Radius | Arc Length | Chord Length |
|--------|-------------|-----------------|---------|--------|------------|--------------|
| C1 | 40°40'07" | S 89°32'11" W | 174.18 | 470.00 | 333.61 | 326.65 |
| C2 | 23°40'10" | N 137°8'39" E | 44.95 | 214.50 | 88.61 | 87.98 |
| C3 | 20°15'42" | N 150°03'57" E | 64.41 | 360.50 | 127.48 | 126.82 |
| C4 | 85°19'32" | N 82°50'22" E | 21.95 | 20.00 | 33.27 | 29.57 |
| C5 | 147°43'33" | N 82°39'01" E | 11.24 | 90.00 | 22.37 | 22.31 |
| C6 | 147°43'33" | N 82°39'01" E | 3.75 | 30.00 | 7.46 | 7.44 |
| C7 | 89°47'13" | S 45°20'06" E | 19.93 | 20.00 | 31.34 | 28.23 |
| C8 | 90°00'00" | S 44°33'31" W | 25.00 | 25.00 | 39.27 | 35.36 |
| C9 | 90°00'00" | S 45°26'29" E | 25.00 | 25.00 | 39.27 | 35.36 |
| C10 | 131°03'33" | N 78°08'14" W | 68.64 | 603.00 | 138.67 | 138.36 |
| C11 | 71°26'30" | N 49°00'16" W | 35.98 | 50.00 | 62.34 | 58.38 |
| C14 | 183°44'48" | S 80°50'22" E | 88.82 | 543.00 | 178.09 | 172.52 |
| C15 | 46°12'50" | S 58°30'11" W | 725.14 | 530.00 | 427.49 | 415.99 |
| C16 | 56°28'28" | S 61°38'00" W | 252.41 | 470.00 | 463.26 | 444.74 |
| C17 | 15°48'22" | S 41°17'57" W | 65.24 | 470.00 | 129.66 | 129.25 |
| C18 | 18°30'00" | N 80°55'43" E | 98.21 | 603.00 | 194.71 | 193.86 |
| C19 | 111°23'23" | N 77°12'39" W | 53.83 | 543.00 | 107.31 | 107.14 |
| C20 | 87°36'22" | S 48°19'28" W | 57.12 | 50.00 | 85.18 | 75.24 |
| C21 | 55°54'17" | N 60°20'54" E | 269.49 | 530.00 | 498.63 | 483.44 |
| C22 | 14°53'41" | N 53°51'38" E | 194.34 | 470.00 | 368.55 | 359.19 |
| C23 | 29°13'36" | N 18°05'22" E | 6.52 | 25.00 | 12.75 | 12.61 |

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Lakeside Commons. All roads shown and not previously dedicated are hereby dedicated to public use.
 Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.



Boundary Description

Part of the Southwest Quarter of Section 12, Township 36 South, Range 10 West in Knight Township, Vanderburgh County, Indiana being more particularly described as follows:
 Commencing at the Northwest corner of said Quarter Section; thence along the west line of said Quarter Section South 00 degrees 31 minutes 36 seconds East 788.46 feet to the north line of the Lisa M. Daugherty tract as per deed recorded in Deed Drawer 13, card 6170 in the office of the Recorder of Vanderburgh County, Indiana, said point also being the point of beginning; thence along the north line thereof North 89 degrees 43 minutes 46 seconds East 1078.88 feet; thence South 00 degrees 23 minutes 23 seconds East 165.00 feet; thence North 89 degrees 43 minutes 46 seconds East 252.81 feet; thence South 00 degrees 28 minutes 23 seconds East 954.21 feet; thence South 89 degrees 49 minutes 09 seconds West 83.33 feet to a point on the south right-of-way line of Spring Valley Road, also being the point of curvature of a curve to the right having a central angle of 19 degrees 30 minutes 02 seconds and a radius of 603.00 feet from which the chord bears North 80 degrees 55 minutes 43 seconds West 193.86 feet, thence along the arc of said curve and south right-of-way line 194.71 feet, thence continue along said south line North 71 degrees 32 minutes 53 seconds West 101.28 feet to the point of curvature of a curve to the left having a central angle of 11 degrees 19 minutes 23 seconds and a radius of 543.00 feet from which the chord bears North 77 degrees 12 minutes 39 seconds West 107.14 feet, thence along the arc of said curve and south line 107.31 feet to the point of curvature of a curve to the left having a central angle of 97 degrees 38 minutes 22 seconds and a radius of 50.00 feet from which the chord bears South 48 degrees 19 minutes 28 seconds West 75.24 feet, thence along the arc of said curve and said south line 85.18 feet to a point on the east line of Green River Road, thence along the east line thereof South 00 degrees 28 minutes 46 seconds East 37.71 feet; thence South 89 degrees 49 minutes 09 seconds West 50.60 feet to a point on the west line of said Quarter Section; thence along the west line thereof North 00 degrees 31 minutes 36 seconds West 1115.13 feet to the point of beginning containing 32.78 acres (427.13 sq. ft.) more or less.
 All easements are dedicated with the right of ingress and egress over the lots within this subdivision and to and from said easements for necessary construction, maintenance or reconstruction.
 The Owner/Owners of Outlot A shall be responsible for all maintenance of said Outlot A.
 Subject to the right-of-way of Green River Road.
 Subject to all easements and rights-of-way of road.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plot correctly represents a survey completed by me on December 12, 2003, and that all monuments shown exist at locations as noted.
 Witness my hand and seal this 12th day of December, 2003.
 Danny K. Leek
 Indiana Registration No. 50480

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on December 8, 2003.
 Mark Foster
 President
 Judy S. Smith
 Attest Executive Director
 Secondary Plat complies with the Ordinance and is released for recording.
 Kristina Ann Hoehn
 Notary Public
 PLAT RELEASE DATE: JAN 27, 2004

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF Vanderburgh: ss.
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Warren W. Spurling, Timothy M. Spurling, and Andrew T. Spurling, all of legal age and sound mind, who acknowledge the execution of the foregoing plat, with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.
 Witness my hand and seal this 11th day of December, 2003.
 My Commission Expires: 07-01-09
 Kristina Ann Hoehn
 Notary Public
 Kristina Ann Hoehn
 (Typed or printed name)
 Notary Public
 STATE OF INDIANA

NOTARY CERTIFICATE

KRISTINA ANN HOEHN
 NOTARY PUBLIC STATE OF INDIANA
 VANDERBURGH COUNTY
 COMMISSION EXPIRES 07/01/2009

R-90

Morley and Associates Inc.
 600 S.E. SIXTH STREET/EVANSVILLE, IN. 47715
 PHONE: (812) 464-9585 FAX: (812) 464-2514
 Secondary Plat
 Plat No. 4463 4463 plat dwg 12/8/03 JEL/wood
 APC # 13-3-2002

